

EXHIBIT D

ACCESS PARAMETERS

Following are the Access Parameters which set forth the levels of Public Access and Public Access improvements allowed pursuant to this Public Access Easement in the several zones of the Public Access Easement Area. These Access Parameters contain recommended Public Access plans for the various zones that conceptually have been found acceptable to Grantor and Grantee as fitting within the Access Parameters ("Recommended Access Plans"). ***[Review note: Access Parameters and Recommended Access Plans are subject to further refinement, including more specification of limits on Public Access buildings, structures and facilities.]***

CALIFORNIA COASTAL TRAIL ACCESS PARAMETERS

(GENERAL OVERVIEW FOR ALL ZONES WITHIN PUBLIC ACCESS EASEMENT AREA)

California Coastal Trail

- The California Coastal Trail is to be further defined in the Public Access Plan consistent with these Access Parameters. ***[The Parties are preparing a recommended California Coastal Trail Access Plan with trail specifications for inclusion within these Access Parameters.]***

Siting Criteria

The California Coastal Trail is to be sited so as to maximize Public Access opportunities, while balancing natural resources. The California Coastal Trail is to avoid significant sensitive resources. Exhibits D-1-A, D-1-B and D-1-C consist of California Coastal Trail alignment maps which show in yellow those areas of the Public Access Easement Area which are eligible for consideration during the Public Access Plan process for location of the Coastal Trail Alignment within the Public Access Easement Area.

Maintenance

- The California Coastal Trail must be designed, constructed, maintained and managed by the Grantee so as to minimize impacts to natural resources.

San Simeon Point Conservation Area Access Parameters

- In addition to Public Access through the California Coastal Trail, controlled Public Access shall be allowed as set forth in the Public Access Plan consistent with the following parameters:
 - The San Simeon Point Public Access Plan shall include a proposal for the type of controlled Public Access (including recommendations for whether controlled access is supervised or guided, etc...)

- Controlled Public Access to accommodate up to 100 people per day, and managed by Grantee or a third party organization to be approved by Grantor. Public Access Plan to address maintenance and security. Any third party organization will provide a management plan for Grantor review and approval.
- Controlled Public Access allowed by Grantee is subject to the below parameters to protect resources:
 - Public access issues to be carefully balanced with resource protection.
 - Single Controlled point of access near Old San Simeon Village as per an access map to be approved by Grantor
 - Public access shall be not less than 300 days per year, with such schedule to be established in conjunction with and approved by Grantor
 - Access during daytime hours only (with access beginning no earlier than ½ hour after sunrise and ending no later than ½ hour before sunset)
 - Public access areas and minimal accessory structures (i.e. any covered portable toilets) permitted only as set forth in the Public Access Plan. No maintenance, residential or commercial public Access buildings
 - No picnics
 - Restricted to designated trails
 - No dogs or other pets allowed
 - No alcohol
 - No bikes or motorized vehicles
 - No fires
- Grantor retains the right to conduct its own tours.
- Scientific research – Scientific research may be conducted upon request to and approval of Grantor at its sole discretion, subject to the following restrictions:
 - Research must be related to the coastal natural resources and limited to the defined area only, excluding any adjacent areas or operations.
 - Selected research organizations will provide a research plan for Grantor and Grantee review and approval.

- Educational access – Educational use is permitted upon request to and approval of Grantor at its sole discretion, and subject to the following guidelines:
 - Selected educational organizations will provide a program plan for Grantor and Grantee review and approval.
- A recommended access plan for the San Simeon Point Conservation Area is attached as Exhibit D-2 to this Public Access Easement (“San Simeon Point Recommended Access Plan”). The San Simeon Point Recommended Access Plan conceptually has been found acceptable to Grantor and Grantee as fitting within the Access Parameters.

Ragged Point and Pico Cove Conservation Areas Access Parameters

- In addition to Public Access through the California Coastal Trail, guided walking tours will also be allowed as set forth in the Ragged Point and Pico Cove Public Access Plan to be further developed by Grantor and Grantee, consistent with the below parameters:
 - Guided tours to be carefully balanced with resource protection.
 - Guided tours during daytime hours only (with access beginning no earlier than ½ hour after sunrise and no ending no later than ½ hour before sunset)
 - Guided tour areas only accessible from controlled points of access as defined on Exhibits D-3 A and B.
 - Twenty-person guided walking tours will be held quarterly on Sundays and will be managed and conducted by Grantee or a third party organization approved by Grantor. The organization will provide an access management plan, subject to Grantor’s review and approval.
 - No Public Access buildings or structures.
- Scientific research – Scientific research may be conducted upon request to and approval of Grantor at its sole discretion, subject to the following restrictions:
 - Research must be related to the coastal natural resources and limited to the defined area only, excluding any adjacent areas or operations.
 - Selected research organizations will provide a research plan for Grantor and Grantee review and approval.
- Educational access – Educational use is permitted upon request to and approval of Grantor at its sole discretion, and subject to the following guidelines:

- Selected educational organizations will provide a research plan for Grantor and Grantee review and approval.

A recommended access plan for the Ragged Point and Pico Cove Conservation Areas is attached as Exhibit D-3 to this Public Access Easement ("Ragged Point/Pico Cove Recommended Access Plan"). The Ragged Point/Pico Cove Recommended Access Plan conceptually has been found acceptable to Grantor and Grantee as fitting within the Access Parameters.